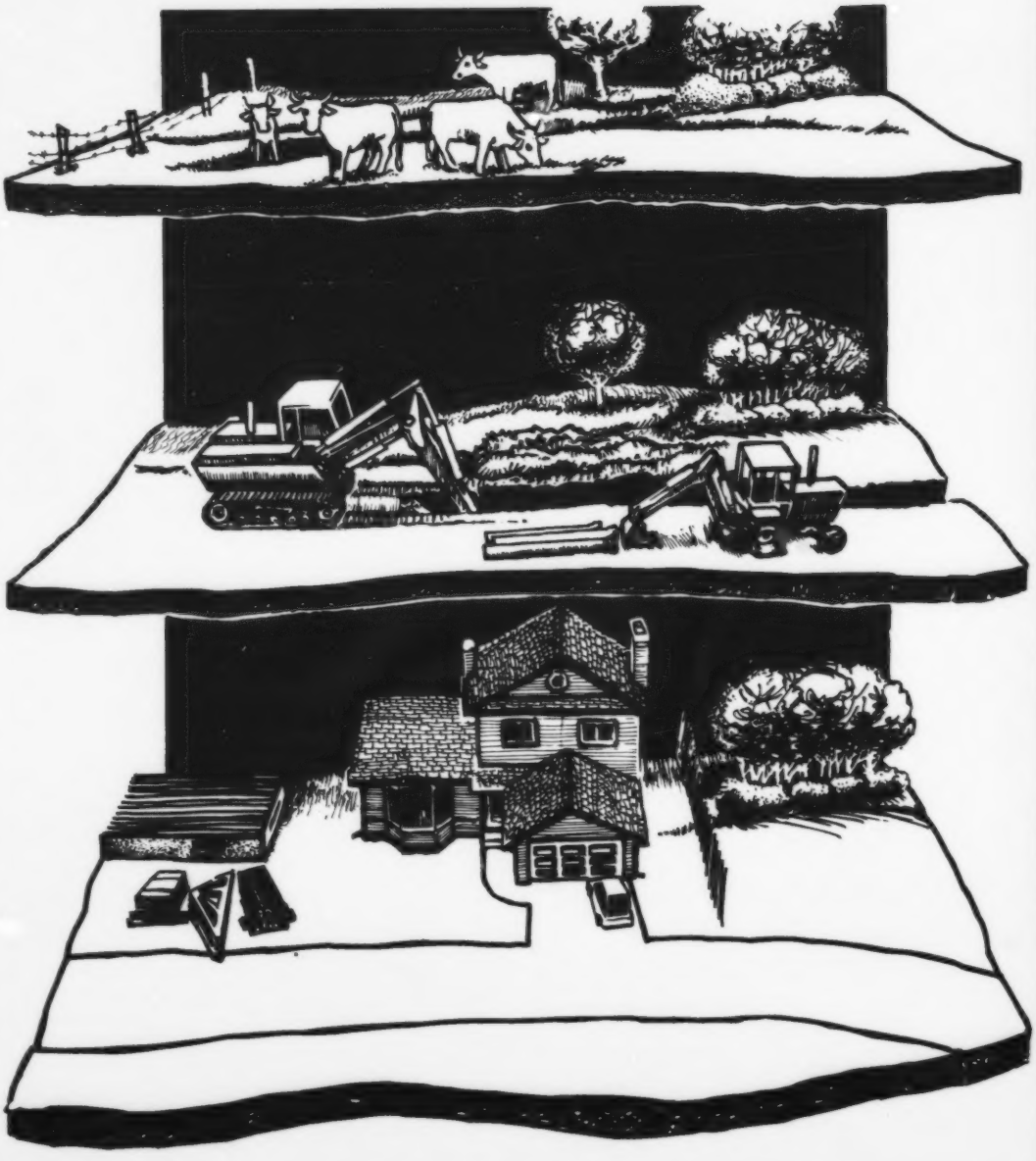
Strategic Planning Branch

REPORT

Residential Staging Information



City of Edmonton PLANNING AND DEVELOPMENT

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RESIDENTIAL STAGING INFORMATION

Strategic Planning Branch
Planning and Development Department

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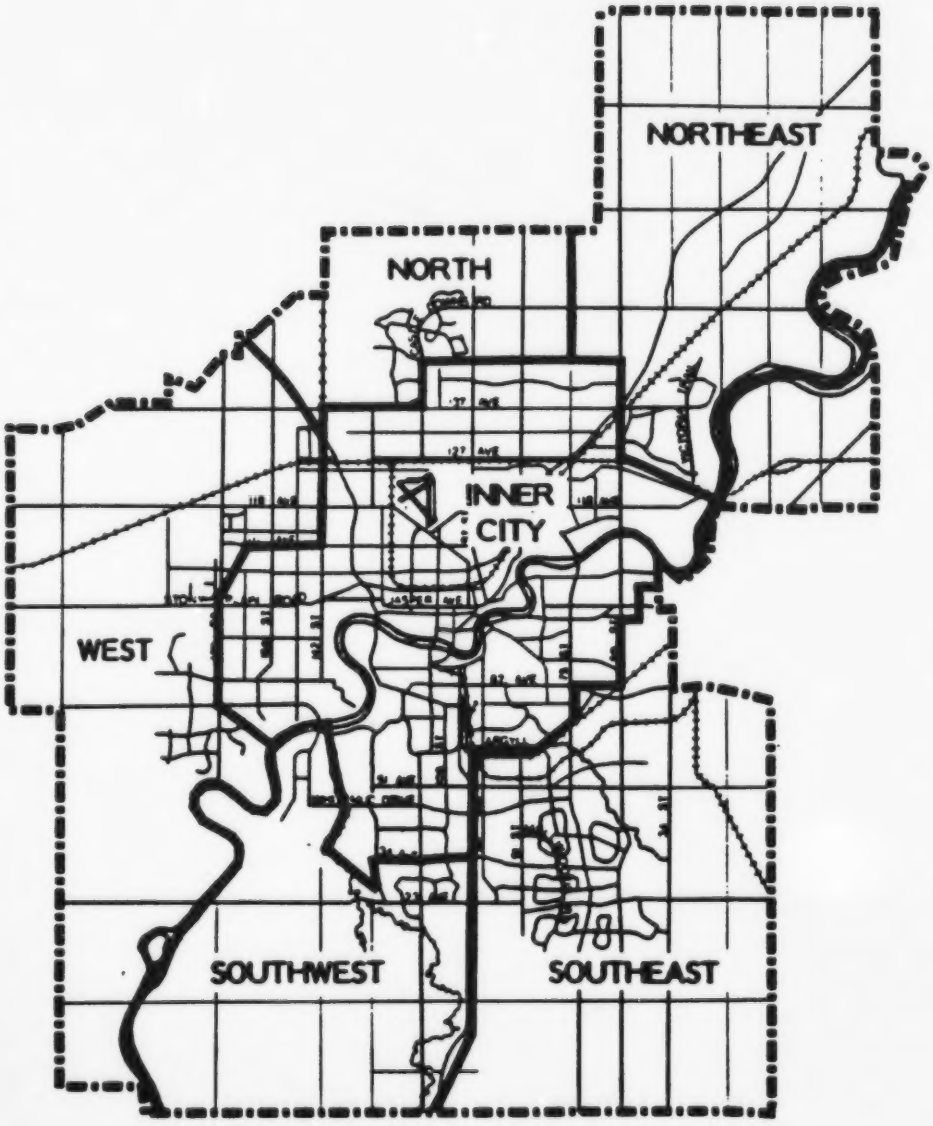
Map 1

CITY SECTORS



RESIDENTIAL STAGING INFORMATION

1. PURPOSE

The purpose of compiling updated staging information is to identify and evaluate the supply and demand of residential land for potential dwelling units in suburban Area Structure Plan (ASP) areas of Edmonton. The staging information is updated on a semi-annual basis (June, December) to reflect actual development activity and forecasts of demand and servicing.

2. METHODOLOGY

Basic Approach

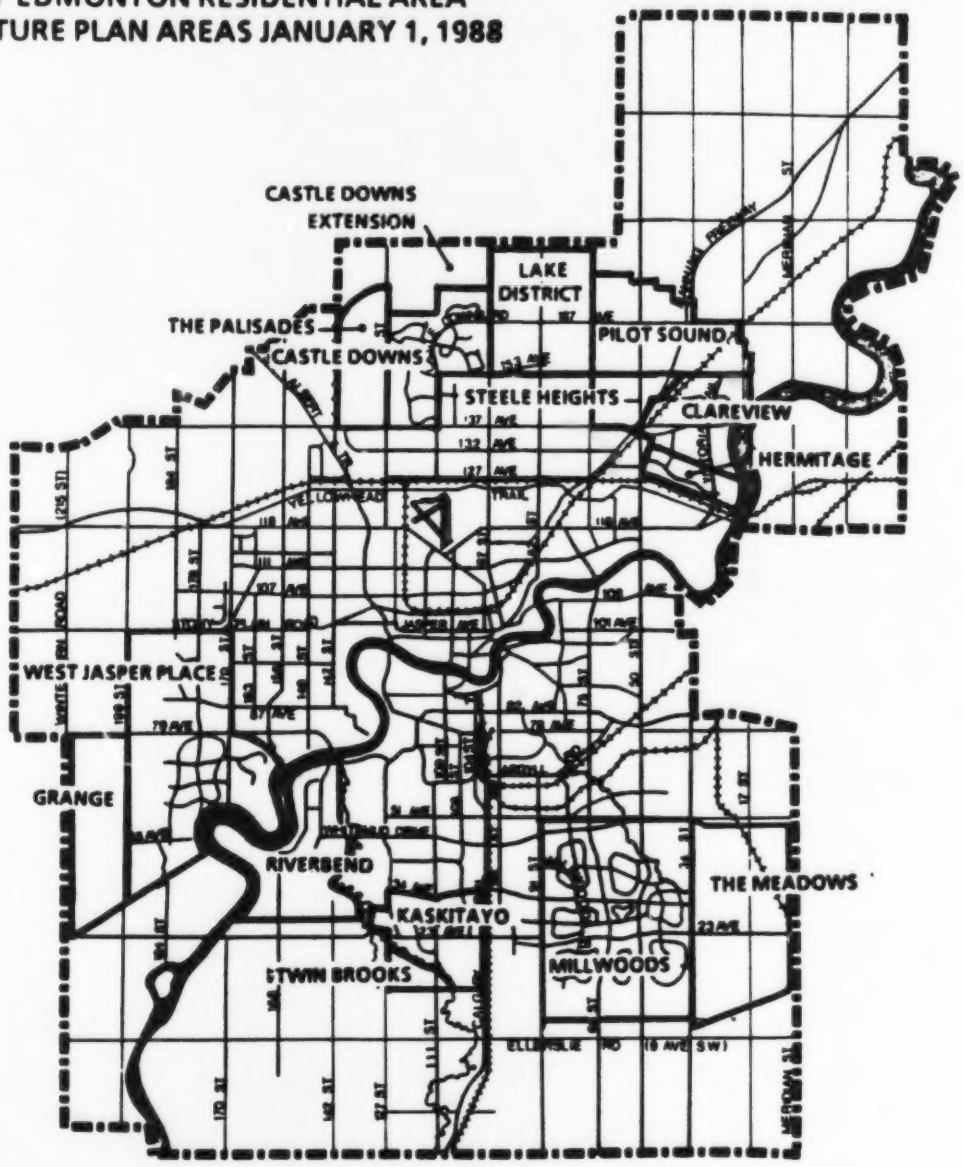
The methodology involves determining the supply of residential land, by dwelling type, in various stages of approval for ASP's in five city sectors and a forecast of demand (measured by housing starts) by dwelling type by year in each sector. The inventory, measured in years, is calculated by dividing the residential land supply by actual and forecasted housing demand (by dwelling type in each city sector).

Supply

The supply component is calculated by totalling four elements: (i) vacant serviced lots; (ii) vacant subdivided lots (unserviced); (iii) raw land in approved ASP's; and (iv) potential dwelling units (pdu) in Council authorized ASP's. The vacant serviced lots are lots in ASP's which have underground

Map 2

CITY OF EDMONTON RESIDENTIAL AREA STRUCTURE PLAN AREAS JANUARY 1, 1988



servicing completed and are found in registered subdivision plans. The vacant subdivided lots are also included in the inventory supply because they are found in registered subdivisions but do not have any servicing completed. The total of these two lot types constitutes the available dwelling units in registered subdivision plans.

The total raw land is calculated from approved ASP plans and adjusted yearly when additional land is brought into the development process by subdivision and servicing activity. The remainder of the raw land is multiplied by a factor of 17.5 potential dwelling units (pdu) per hectare to calculate the potential available dwelling units. This number was used because it represents the present market development capacity for single family lots as identified by the Land Development Branch of the Planning and Development Department.

The number of potential dwelling units in authorized ASP's considers those ASP's which have had authorization by Council. If the ASP plan states the potential dwelling units, then the actual figures are used; if not, then the 17.5 pdu per hectare is applied. However, authorization does not imply that Council approval of the ASP is automatic. Therefore, lands in authorized ASP's are always shown separately.

Demand

The demand component is calculated by applying actual building starts for a specific year or an estimated housing start forecast for future years (Tables 1 and 2). The 1987, 1988 and 1989 to 1991 absorption rates are based on the

Table 1
CITY OF EDMONTON
HOUSING STARTS, 1986-1991

Housing Type	Actual 1986	%	1987	%	Forecast 1988	%	1989	%	Average 1989-1991
SS	1,813	95	2,161	91	2,350	90	2,600	90	2,733
GRM	90	5	129	5	125	5	150	6	200
APT	7	0	76	3	125	5	150	6	200
TOTAL	1,910	100	2,366	100	2,600	100	2,900	101	3,133

Note: SS - Singles/Semis;
GRM - Ground Related Multiples;
APT - Apartments;

Sources: Actual Data - CMHC
Forecast Data - Forecasting and Policy Development Group, Planning and Development Department.

annual "Housing Market Report, 1988" prepared by the Planning and Development Department. The actual and estimated future servicing is also included (Table 3) and is based on an assessment by the Land Development Branch of the Planning and Development Department. These figures are consolidated in the "Socio-Economic Forecasts, 1988-1993 City of Edmonton" prepared by the City Forecast Committee. Table 1 shows the actual housing starts for 1987 that are used and broken down by housing type based on the city-wide percentages. The number of housing starts for each city sector (except the Inner City) are calculated the same way for 1988 and 1989 (Table 2). The average annual forecast is used for 1989 to 1991 (Table 3). When the five year absorption rate is calculated, a total from 1988 to 1991 is taken and then divided into the total lot inventory for 1987, 1988 and 1989 to 1991. A second calculation using the five year absorption rate is completed, but this time is divided into vacant, serviced subdivided land to determine how long the land supply will last at the forecasted absorption rate.

3. FINDINGS

Total City Land Supply

The City had a supply of 138,650 potential residential units at year end 1987, comprised of 74,000 single family pdu, 27,424 potential ground related multiples and 37,225 potential apartment units. A forecast for year end 1988 shows that these figures will drop by approximately 2,115 lots for single family units, 125 lots in ground related multiples and 100 units for apartments (see Tables 4 and 6, and Tables 7 to 11 for each sector.)

Table 2
CITY OF EDMONTON
HOUSING STARTS, 1986-1992 BY YEAR AND BY CITY SECTOR

Housing Type	1986	1987	1988	1989	1990	1991	Average Annual Forecast 1989-91
Northeast							
SS	80	85	100	115	125	135	125
GRM	0	4	0	0	0	0	0
APT	0	0	0	0	0	0	0
TOTAL	80	89	100	115	125	135	125
North							
SS	478	349	240	380	410	425	405
GRM	0	14	25	25	25	50	33
APT	0	0	100	0	0	0	0
TOTAL	478	363	365	405	435	475	438
Southeast							
SS	247	489	600	645	565	570	593
GRM	0	0	50	25	50	50	42
APT	0	0	0	0	0	0	0
TOTAL	247	489	650	670	615	620	635
Southwest							
SS	435	568	575	675	725	800	733
GRM	90	12	25	50	50	50	50
APT	0	0	0	0	0	0	0
TOTAL	525	580	600	725	775	850	783
West							
SS	456	425	600	705	850	975	843
GRM	0	67	25	50	50	75	58
APT	0	0	0	0	0	0	0
TOTAL	456	492	625	755	900	1,050	902
ASP TOTAL	1,786	2,013	2,340	2,670	2,850	3,130	2,883

Note: SS - Singles/Semis;
GRM - Ground Related Multiples;
APT - Apartments;

Sources: Actual Data - CMHC
Forecast Data - Corporate Forecasting Group, Planning and Development Department, Forecast Starts 1988-1992.

When the 1987 absorption rates for each housing type are applied, the total land supply is capable of accommodating residential development in excess of 20 years.

Sector Land Supply

The inventory of residential land varies considerably across the city (Table 4). At the end of 1987, land was available for 138,650 pdu, comprised of 74,000 singles and semi-units, 27,400 ground related multiples and 37,225 apartments. The Southeast and West sectors had the largest share of the total with approximately 33,800 pdu each, while the Northeast had the lowest share with 14,000 pdu.

As a percentage of the total residential land, the vacant, serviced and subdivided land accounted for 14% or 19,660 pdu. In this category there were 11,700 apartment pdu, 4,336 ground related multiple pdu and 3,625 single and semi-detached pdu. The total supply in the Northeast and Southeast sectors is in excess of 20 years, but the other sectors show much less (Table 5). The West has a 7.0 year supply, followed by the Southwest with a 6.0 year supply and the North with only a 2.6 year supply.

When the 1987 city-wide inventory is forecasted to the end of 1988, using forecasted 1988 starts and servicing (Tables 7 to 11 for each sector), the supply of subdivided and serviced land in the North sector increases to 2.7 years, the Southwest sector drops to 5.7 years and the West drops to a 5.6 year supply. The Southeast sector drops to 13.4 years and the Northeast sector stays high at 20+ years (Table 5).

Table 3
RESIDENTIAL LAND SERVICING BY AREA, 1987-1993

SECTOR	Actual 1987	1988	1989	1990	1991
Northeast	106	0	150	150	150
North	147	400	550	600	750
Southeast	198	135	200	250	350
Southwest	579	550	550	600	750
West	354	715	850	1,000	1,150
Total	1,384	1,800	2,300	2,600	3,150

Source: Planning and Development Department, 1988

Serviced Single Family Lot Supply

The supply of serviced, single family lots is important to identify and discuss separately because the availability of these lots is an important factor in the assessment of the need for additional residential Area Structure Plans.

The supply of vacant, serviced subdivided single family lots to year end 1987 varies considerably across the city sectors. Specifically, the Northeast has a 3.5 year supply, the Southeast has a 3.0 year supply followed by the Southwest and the West sectors with a 1.6 year supply, and the North sector with a 1.1 year supply (Table 5).

When the 1987 inventory for vacant, serviced subdivided land single family lots is forecasted to the end of 1988, the West sector falls to the lowest supply with 1.3 years followed by the Southeast which falls to 1.5 years. The Southwest sector is expected to remain constant with a 1.6 year supply, while the Northeast sector drops to a 2 year supply and the North increases to a 2.3 year supply. (Table 5)

When the 1987 inventory is forecasted using the average annual forecast absorption rates for 1988-1991, the results show that the serviced housing lots in the North (2.3 years), Southwest (4.3 years), and the West (3.9 years) sectors would have less than a 4.5 year supply. This forecast also shows that the vacant serviced single family lot supply for the North (1.3 years), and West (0.9 years), all drop to around or less than a one year supply (Table 5).

Table 4
POTENTIAL DWELLING UNITS BY CITY SECTOR
(Measured to end of December 31,1987)

CITY SECTOR	VACANT SERVICED SUBDIVIDED				VACANT SUBDIVIDED (Not Serviced)				RAW LAND IN APPROVED ASP'S				PDU IN AUTHORIZED ASP'S				TOTAL POTENTIAL UNITS			
	SS	GRM	APT	TOTAL	SS	GRM	APT	TOTAL	SS	GRM	APT	TOTAL	SS	GRM	APT	TOTAL	SS	GRM	APT	TOTAL
NORTHEAST	298	1,240	1,073	2,611	0	0	0	0	6,780	2,308	2,297	11,385	0	0	0	0	7,078	3,548	3,370	13,996
NORTH	384	270	314	968	0	0	0	0	16,036	8,044	7,478	31,558	0	0	0	0	16,420	8,314	7,792	32,526
SOUTHEAST	1,340	1,277	6,580	9,197	0	0	0	0	10,172	3,473	3,473	17,118	5,677	1,253	547	7,477	17,189	6,003	10,600	33,792
SOUTHWEST	933	913	1,606	3,452	0	0	0	0	4,089	1,320	1,619	7,028	9,910	885	3,191	13,986	14,932	3,118	6,416	24,466
WEST	670	636	2,127	3,433	0	0	0	0	5,461	2,561	4,671	12,693	12,249	3,244	2,249	17,742	18,380	6,441	9,047	33,868
TOTAL 1988 UNITS	3,625	4,336	11,700	19,661	0	0	0	0	42,538	17,706	19,538	79,782	27,836	5,382	5,987	39,205	73,999	27,424	37,225	138,648

Sources: Forecasting and Policy Development Group,
Status of Residential Land Report,1987
Housing Market Report,1988
Socio-Economic Forecast Report 1988-1993
CMHC,Housing Starts 1987
*All 1987 Servicing and Redistricing Activity is Included

Present and Future Servicing Considerations

Several of the reasons for declining lot supplies are discussed in this section, as well as ways to overcome any potential future shortages.

North Sector

The North sector faces a possible shortage of serviced single family lots by the end of 1988. In the Lake District single family lot supplies will fall to less than one year demand by the end of 1988. In order to bring more lots onto the market and maintain an available supply, a number of servicing issues must be resolved. One of the major problems is the need to develop a larger sanitary sewer and water line from 91 Street east to 66 Street and then into Pilot Sound. At present, the City is negotiating with the Province to decide whether the sanitary sewer line can go north and connect to the regional system. Until this major issue is resolved, the Lake District area will continue to have its serviced single family lot supply reduced.

In the Palisades, there are plans to construct a sanitary sewer extension in 1988 along 127 Street to 137 Avenue. The present delays are caused by the need for a $2 million extension to build a pumping station and sanitary trunk sewer to accommodate the sanitary sewer extension. A temporary solution has been to allow present servicing to go through the Castle Downs station. When the further servicing expansion from 137 Avenue north is completed, the Palisades will be able to bring more lots onto the market on a permanent basis.

Table 5
INVENTORY OF SUBDIVIDED AND SERVICED LOTS
IN YEARS USING ACTUAL 1987 AND FORECASTED 1988
AND 1989-1991 ANNUAL ABSORPTION RATES

Sector	1987	1988	1989-1991
Northeast			
SS	3.5 yrs	2 yrs	1.6 yrs
GRM	20+	20+	20+
APT	20+	20+	20+
TOTAL	20+	20+	20+
North			
SS	1.1 yrs	2.3	1.3
GRM	19.3	9.8	7.7
APT	20+	2.1	20+
TOTAL	2.6	2.7	2.3
Southeast			
SS	2.7 yrs	1.5	1.5
GRM	20+	20+	20+
APT	20+	20+	20+
TOTAL	20+	13.4	13.7
Southwest			
SS	1.6 yrs	1.6	1.3
GRM	20+	20+	15.6
APT	20+	20+	20+
TOTAL	6.0	5.7	4.3
West			
SS	1.6 yrs	1.3	0.9
GRM	9.5	20+	10.5
APT	20+	20+	20+
TOTAL	7.0	5.6	3.9

Note: SS - Singles/Semis;
GRM - Ground Related Multiples;
APT - Apartments;

Sources: Actual Data - CMHC
Forecast Data - Forecasting and Policy Development Group, Planning and Development Department, Forecast Starts 1988-1992.

Northeast Sector

The Northeast sector also shows declining levels of serviced, single family lots. The development area of Pilot Sound at present could proceed, but the activity is dependent on extending sewer connections to the main extension from Clareview. There are no major servicing constraints in Clareview at present. Most of the land in this area is controlled by one land owner and requires a development proposal before serviced lots will be brought onto the market.

Southeast Sector

Further development of single family lots in the Meadows area is linked to financing arrangements under the Revolving Trunk Fund. The past high interest rates and carrying costs still apply to the servicing of new lots. However, there are no physical problems to development if the financial aspects can be resolved. The present trunk lines are sufficient to carry increased servicing demand and could connect to the present lateral service lines if required.

Southwest Sector

With the Kaskitayo ASP nearly fully developed, building activity has now started in the Twin Brooks area. A sanitary sewer and lift station have been built to connect the Twin Brooks area to existing sewer outfalls. The Riverbend area has sufficient servicing capacity for five to ten years of development.

West Sector

The Grange (Oasis West) area in the West sector has no immediate future servicing problems, but the Donsdale-Lessard area will need a sanitary sewer extension in the near future (2-3 years). The Lewis Farms area and Grange (Oasis West) area are still in the planning stages and may have development next year. Lewis Farms, however, will require an air quality monitoring program to be approved before any development begins. All engineering systems to Lewis Farms are expected to tie in with existing sanitary sewer outfall on 79 Avenue, while engineering systems in the Grange (Oasis West) are expected to tie in with existing trunk mains on 62 Avenue.

Suburban Servicing Policies

On September 22, 1988, The City of Edmonton Municipal Planning Commission approved policies for residential lot grading and the permanent servicing of developing areas. The effects of these policies are as follows:

(i) a program will be prepared by the City and development industry to ensure lots are graded in such a manner which drains water away from foundations;

(ii) essentially all residential subdivision must be accompanied by an engineering study that shows how downstream infrastructure and permanent servicing capacity will be provided; the Water and Sanitation department will not approve temporary servicing arrangements;

expected demand over the next two to three years. However, the inventory level of these serviced lots will remain relatively low, in the one to two year level for the North, Southwest and West sectors.

supply) of vacant, serviced single family lots could be apparent in all City sectors except the Southeast and Northeast by the end of 1988.

There is a need to resolve the servicing and financing issues in the North and Southeast sectors, respectively, to allow further increases in servicing activity to continue. In the other sectors, services appear adequate or can readily extend through the development process. With the provision of this new servicing, the supply of serviced, single family lots should be adequate for the expected demand over the next two to three years. However, the inventory level of these serviced lots will remain relatively low, in the one to two year level for the North, Southwest and West sectors.

Table 6
POTENTIAL DWELLING UNITS BY CITY SECTOR
(Forecasted to end of December 31,1988)

CITY SECTOR	VACANT SERVICED SUBDIVIDED				VACANT SUBDIVIDED (Not Serviced)				RAW LAND IN APPROVED ASP'S				PDU IN AUTHORIZED ASP'S				TOTAL POTENTIAL UNITS			
	SS	GRN	APT	TOTAL	SS	GRN	APT	TOTAL	SS	GRN	APT	TOTAL	SS	GRN	APT	TOTAL	SS	GRN	APT	TOTAL
NORTHEAST	198	1,240	1,073	2,511	0	0	0	0	6,780	2,308	2,297	11,385	0	0	0	0	6,978	3,548	3,370	13,896
NORTH	544	245	214	1,003	0	0	0	0	15,636	8,044	7,478	31,158	0	0	0	0	16,180	8,289	7,692	32,161
SOUTHEAST	875	1,227	6,580	8,682	0	0	0	0	10,037	3,473	3,473	16,983	5,677	1,253	547	7,477	16,589	5,953	10,600	33,142
SOUTHWEST	908	888	1,606	3,402	0	0	0	0	3,539	1,320	1,619	6,478	9,910	885	3,191	13,986	14,357	3,093	6,416	23,866
WEST	785	611	2,127	3,523	0	0	0	0	4,746	2,561	4,671	11,978	12,249	3,244	2,249	17,742	17,780	6,416	9,047	33,243
TOTAL 1988 UNITS	3,310	4,211	11,600	19,121	0	0	0	0	40,738	17,706	19,538	77,982	27,836	5,382	5,987	39,205	71,884	27,299	37,125	136,308

Sources: Corporate Forecasting Group
Status of Residential Land Report,1987
Housing Market Report,1988
Socio-Economic Forecast Report 1988-1993
CMHC,Housing Starts 1987
*All 1987 Servicing and Redistricing Activity is Included

Table 7
POTENTIAL DWELLING UNITS NORTHEAST SECTOR
(Forecasted For December 31,1988)

CITY SECTOR NORTHEAST	VACANT SERVICED SUBDIVIDED SS	GRN	APT	TOTAL	VACANT SUBDIVIDED (Not Serviced) SS	GRN	APT	TOTAL	RAW LAND IN APPROVED ASP'S SS	GRN	APT	TOTAL	PDU IN AUTHORIZED ASP'S SS	GRN	APT	TOTAL	TOTAL POTENTIAL UNITS SS	GRN	APT	TOTAL
Clareview, Heritage, Steele Heights	298	1,240	1,073	2,611	0	0	0	0	991	377	377	1,745	0	0	0	0	1,289	1,617	1,450	4,356
Pilot Sound	0	0	0	0	0	0	0	0	5,789	1,931	1,920	9,640	0	0	0	0	5,789	1,931	1,920	9,640
1988 TOTAL*	298	1,240	1,073	2,611	0	0	0	0	6,780	2,308	2,297	11,385	0	0	0	0	7,078	3,548	3,370	13,996
MINUS Starts to end 1988**	100	0	0	100					Minus Servicing end 1988 0	0	0	0					Net Reduction in Lot Supply 100	0	0	100
PLUS Servicing end 1988**	0	0	0	0													Net Addition in Lot Supply 60	0	0	60
1988 TOTAL	198	1,240	1,073	2,511	0	0	0	0	6,780	2,308	2,297	11,385	0	0	0	0	7,038	3,548	3,370	13,956

Sources: Forecasting and Policy Development Group,
States of Residential Land Report,1987
Housing Market Report,1988
Socio-Economic Forecast Report 1988-1993
CMHC,Housing Starts 1987
*All 1987 Servicing and Redistricing Activity is Included
**1988 Building Starts and Servicing are Forecast Estimates
**1988 Servicing is Deducted From the Raw Land Inventory

Table 8
POTENTIAL DWELLING UNITS NORTH SECTOR
(Forecasted For December 31,1988)

CITY SECTOR	VACANT SERVICED SUBDIVIDED				VACANT SUBDIVIDED (Not Serviced)				RAW LAND IN APPROVED ASP'S				PDU IN AUTHORIZED ASP'S				TOTAL POTENTIAL UNITS			
NORTH	SS	GRH	APT	TOTAL	SS	GRH	APT	TOTAL	SS	GRH	APT	TOTAL	SS	GRH	APT	TOTAL	SS	GRH	APT	TOTAL
Lake District	217	84	0	301	0	0	0	0	7,234	2,689	3,405	13,328	0	0	0	0	7,451	2,773	3,405	13,629
Castle Downs	119	186	314	619	0	0	0	0	0	0	0	0	0	0	0	0	119	186	314	619
Castle Downs Ex	0	0	0	0	0	0	0	0	3,273	2,840	1,710	7,823	0	0	0	0	3,273	2,840	1,710	7,823
Palisades	48	0	0	48	0	0	0	0	5,529	2,515	2,363	10,407	0	0	0	0	5,577	2,515	2,363	10,455
1988 TOTAL*	384	270	314	968	0	0	0	0	16,036	8,044	7,478	31,558	0	0	0	0	16,420	8,314	7,792	32,526
MINUS Starts to end 1988**	240	25	100	365					Minus Servicing end 1988 400	0	0	400					Net Reduction in Lot Supply 640	25	100	765
PLUS Servicing end 1988**	400	0	0	400													Net Addition in Lot Supply 400	0	0	400
1988 TOTAL	544	245	214	1,003	0	0	0	0	15,636	8,044	7,478	31,158	0	0	0	0	16,180	8,289	7,692	32,161

Sources: Forecasting and Policy Development Group,
Status of Residential Land Report,1987
Housing Market Report,1988
Socio-Economic Forecast Report 1988-1993
CMHC,Housing Starts 1987
*All 1987 Servicing and Redistricing Activity is Included
**1988 Building Starts and Servicing are Forecast Estimates
**1988 Servicing is Deducted From the Raw Land Inventory

Table 9
POTENTIAL DWELLING UNITS SOUTHEAST SECTOR
(Forecasted For December 31,1988)

CITY SECTOR	VACANT SERVICED SUBDIVIDED				VACANT SUBDIVIDED (Not Serviced)				RAW LAND IN APPROVED ASP'S				PDU IN AUTHORIZED ASP'S				TOTAL POTENTIAL UNITS			
SOUTHEAST	SS	GRM	APT	TOTAL	SS	GRM	APT	TOTAL	SS	GRM	APT	TOTAL	SS	GRM	APT	TOTAL	SS	GRM	APT	TOTAL
Millwoods	1,161	1,277	6,580	9,018	0	0	0	0	341	161	161	663	0	0	0	0	1,502	1,438	6,741	9,681
The Meadows	179	0	0	179	0	0	0	0	9,831	3,312	3,312	16,455	0	0	0	0	10,010	3,312	3,312	16,634
Ellerslie West	0	0	0	0	0	0	0	0	0	0	0	0	5,677	1,253	547	7,477	5,677	1,253	547	7,477
1988 TOTAL*	1,340	1,277	6,580	9,197	0	0	0	0	10,172	3,473	3,473	17,118	5,677	1,253	547	7,477	17,189	6,003	10,600	33,792
MINUS Starts to end 1988**	600	50	0	650	.....				Minus Servicing end 1988 135	0	0	135	.....				Net Reduction in Lot Supply 735	50	0	785
PLUS Servicing end 1988**	135	0	0	135	.....								.....				Net Addition in Lot Supply 135	0	0	135
1988 TOTAL	875	1,227	6,580	8,682	0	0	0	0	10,037	3,473	3,473	16,983	5,677	1,253	547	7,477	16,589	5,953	10,600	33,142

Sources: Forecasting and Policy Development Group,
Status of Residential Land Report,1987
Housing Market Report,1988
Socio-Economic Forecast Report 1988-1993
CMHC,Housing Starts 1987
*All 1987 Servicing and Redistricing Activity is Included
**1988 Building Starts and Servicing are Forecast Estimates
**1988 Servicing is Deducted From the Raw Land Inventory

Table 10
POTENTIAL DWELLING UNITS SOUTHWEST SECTOR
(Forecasted For December 31,1988)

CITY SECTOR	VACANT SERVICED SUBDIVIDED				VACANT SUBDIVIDED (Not Serviced)				RAW LAND IN APPROVED ASP'S				PDU IN AUTHORIZED ASP'S				TOTAL POTENTIAL UNITS			
SOUTHWEST	SS	GRN	APT	TOTAL	SS	GRN	APT	TOTAL	SS	GRN	APT	TOTAL	SS	GRN	APT	TOTAL	SS	GRN	APT	TOTAL
Riverbend	726	482	0	1,208	0	0	0	0	2,641	816	1,115	4,572	0	0	0	0	3,367	1,298	1,115	5,780
Keskitayo	155	431	1,606	2,192	0	0	0	0	0	0	0	0	0	0	0	0	155	431	1,606	2,192
Twin Brooks	52	0	0	52	0	0	0	0	1,448	504	504	2,456	0	0	0	0	1,500	504	504	2,508
Terwilleger	0	0	0	0	0	0	0	0	0	0	0	0	9,130	625	2,931	12,686	9,130	625	2,931	12,686
Blackmud	0	0	0	0	0	0	0	0	0	0	0	0	780	260	260	1,300	780	260	260	1,300
1988 TOTAL*	933	913	1,606	3,452	0	0	0	0	4,089	1,320	1,619	7,028	9,910	885	3,191	13,986	14,932	3,118	6,416	24,466
MINUS Starts to end 1988**	575	25	0	600					Minus Servicing end 1988 550	0	0	550					Net Reduction in Lot Supply 1,125	25	0	1,150
PLUS Servicing end 1988**	550	0	0	550													Net Addition in Lot Supply 550	0	0	550
1988 TOTAL	908	888	1,606	3,402	0	0	0	0	3,539	1,320	1,619	6,478	9,910	885	3,191	13,986	14,357	3,093	6,416	23,866

Sources: Forecasting and Policy Development Group,
States of Residential Land Report,1987
Housing Market Report,1988
Socio-Economic Forecast Report 1988-1993
CMHC,Housing Starts 1987
*All 1987 Servicing and Redistricing Activity is Included
**1988 Building Starts and Servicing are Forecast Estimates
**1988 Servicing is Deducted From the Raw Land Inventory

Table II
POTENTIAL DWELLING UNITS WEST SECTOR
(Forecasted For December 31,1988)

CITY SECTOR WEST	VACANT SERVICED SUBDIVIDED				VACANT SUBDIVIDED (Not Serviced)				RAW LAND IN APPROVED ASP'S				PDU IN AUTHORIZED ASP'S				TOTAL POTENTIAL UNITS			
	SS	GRH	APT	TOTAL	SS	GRH	APT	TOTAL	SS	GRH	APT	TOTAL	SS	GRH	APT	TOTAL	SS	GRH	APT	TOTAL
WJP	670	636	2,127	3,433	0	0	0	0	1,186	590	590	2,366	0	0	0	0	1,856	1,226	2,717	5,799
Lewis Farms	0	0	0	0	0	0	0	0	4,275	1,971	4,081	10,327	0	0	0	0	0	0	0	0
Grange	0	0	0	0	0	0	0	0	0	0	0	0	6,747	2,249	2,249	11,245	6,747	2,249	2,249	11,245
Enoch	0	0	0	0	0	0	0	0	0	0	0	0	5,502	995	0	6,497	5,502	995	0	6,497
1988 TOTAL*	670	636	2,127	3,433	0	0	0	0	5,461	2,561	4,671	12,693	12,249	3,244	2,249	17,742	14,105	4,470	4,966	23,541
MINUS Starts to end 1988**	600	25	0	625	.....				Minus Servicing end 1988 715	0	0	715	.....				Net Reduction in Lot Supply 1,315	25	0	1,340
PLUS Servicing end 1988**	715	0	0	715	.....								.....				Net Addition in Lot Supply 715	0	0	715
1988 TOTAL	785	611	2,127	3,523	0	0	0	0	4,746	2,561	4,671	11,978	12,249	3,244	2,249	17,742	13,505	4,445	4,966	22,916

Sources: Forecasting and Policy Development Group,
Status of Residential Land Report,1987
Housing Market Report,1988
Socio-Economic Forecast Report 1988-1993
CMHC,Housing Starts 1987
*All 1987 Servicing and Redistricing Activity is Included
**1988 Building Starts and Servicing are Forecast Estimates
**1988 Servicing is Deducted From the Raw Land Inventory